

TRUSTEE'S DEED  
CorporationTRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS

001832

That, FLEET BANK OF MAINE, a banking corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, as Trustee, under the Peter Calzolari-Revocable Trust dated November 13, 1984, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by BRUCE E. MURRAY and LENORA F. MURRAY, husband and wife, both of Benton, in the County of Kennebec and State of Maine, whose mailing address is 127 River Road, Benton, Maine 04901, the receipt whereof it does hereby acknowledged, does hereby give, grant, bargain, sell and convey, unto the said BRUCE E. MURRAY and LENORA F. MURRAY, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with buildings thereon situate on Roosevelt Avenue in said Waterville, being parts of lots #42 and #43 as shown on a plan of Boutelle Heights made by Green and Wilson, C.E., dated May 10th, 1921 and filed in the Kennebec Registry of Deeds. The land is described and measured as follows, to wit:

Starting on the southern extremity of the dividing line of lots #42 and #43 as shown on said plan and proceeding in a straight line to the east for a distance of forty-five (45) feet; thence northerly along the westerly line of land of Warren, for a distance of one hundred (100) feet; thence westerly for a distance of forty-five (45) feet; thence southerly to the bounds first mentioned; thence westerly for a distance fifteen (15) feet; thence northerly along the easterly line of land of Logan for a distance of one hundred (100) feet; thence easterly for a distance of fifteen (15) feet; thence southerly to the bounds first mentioned. The said lot or parcel of land is otherwise described as being sixty (60) feet wide, one hundred (100) feet long, and bounded on the north by land of Lewis J. Rosenthal, on the east by land of Logan, and on the west by land of Warren, and on the south by Roosevelt Avenue.

No dwellings to be erected on said lot to cost less than five thousand (\$5000.00) dollars. No buildings to be erected excepting dwelling house constructed for occupation by not more than two families and private garages to be used in connection therewith. No building to be erected within twenty (20) feet of the sidewalk, (doorsteps, piazzas, and bay windows excepted); no garage used in connection with a dwelling house to be erected within sixty (60) feet of the sidewalk. The foregoing building restrictions are conditions upon which this conveyance is expressly made.

Meaning and intending hereby to convey the premises acquired by Peter Calzolari by deed of Philip Rosenthal dated September 15, 1941, and recorded in the Kennebec County Registry of Deeds in Book 784, Page 11. Peter Calzolari died on August 9, 1989. By will duly probated in the Probate Court in and for Kennebec County, Peter Calzolari devised the within described property to Fleet Bank of

Maine as Trustee under the Peter Calzolari-Revocable Trust dated November 13, 1984.

The within Grantor does covenant to and with the said Bruce E. Murray and Lenora F. Murray, as joint tenants and not as tenants in common, their heirs and assigns, that it is the lawful Trustee of the Peter Calzolari-Revocable Trust to sell as aforesaid and in making this conveyance it has in all respects acted in pursuance of the authority granted in and by said Revocable Trust.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said BRUCE E. MURRAY and LENORA F. MURRAY, their heirs and assigns, to them and their use and behoof forever.

In Witness Whereof, the said FLEET BANK OF MAINE, as Trustee of the Peter Calzolari-Revocable Trust, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Clarence E. Bickford, its Trust Officer, thereunto duly authorized, this 25<sup>th</sup> day of January, in the year of our Lord one thousand nine hundred and ninety.

Signed, Sealed and Delivered  
in the presence of:

FLEET BANK OF MAINE - Trustee

Wilma E. Boulet

By

Clarence E. Bickford  
Clarence E. Bickford, Trust Officer

STATE OF MAINE  
KENNEBEC, SS.

Dated: January 25<sup>th</sup>, 1990

Then personally appeared the above named Clarence E. Bickford, Trust Officer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Randy D. Mitchell

Notary Public

Print Name:

My Commission Expires:

RANDY D. MITCHELL  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUG. 4, 1993



RECEIVED KENNEBEC SS.

1990 JAN 30 AM 9:00

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WITNESSES: Theresa Bickford  
REGISTER OF DEEDS